

DOCUMENT #5604
ADOPTED 10/28/93

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
FINAL DESIGNATION OF REDEVELOPER OF DISPOSITION PARCEL S-30 IN
THE WASHINGTON PARK RENEWAL AREA PROJECT NO. MASS R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, the Children's Services of Roxbury, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel S-30 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Children's Services of Roxbury, Inc. or their designee as approved by the Director of the Authority be and hereby is finally designated as Redeveloper of Parcel S-30 in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Children's Services of Roxbury, Inc. possess the qualifications and financial resources necessary to acquire and develop the building on Parcel S-30 in accordance with the Urban Renewal Plan and the Project Area.
3. That disposal of Parcel S-30 by negotiation is the appropriate method of making the parcel and building thereon available for redevelopment.

4. That the Final Plans submitted by Children's Services of Roxbury, Inc. conform in all respects to the Urban Renewal Plan for the Project Area and that said Final Plans be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel S-30 in the Washington Park Urban Renewal Area to Children's Services of Roxbury, Inc. or their designee as approved by the Director of the Authority, said documents to be in the Boston Redevelopment Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

COMMENTS

Parcel: S-30 - 2406 Washington Street, Roxbury
Washington Park Project

<u>Appraisers</u>	<u>Values</u>
-------------------	---------------

R. Partridge	\$228,000 (adjusted)
--------------	----------------------

F. Rogers	\$167,000 (adjusted)	Land Area - 9,736 sq. ft.
-----------	----------------------	---------------------------

RMAP	\$225,000
------	-----------

The subject property consists of 9,736 square feet of land improved by a two-story combination concrete block, wood frame and brick building. Building area equals 11,550 square feet.

The land is level and at the grade of Washington Street. It is entirely covered by the improvement.

The building is utilized by a non-profit institution as offices, classrooms, day care center, and a large, open meeting room.

The parcel is described as in fair to excellent condition by the appraisers with most of the improvements having been performed by the developers to put it into its present condition.

The appraisers have appraised the parcel in its present condition including the improvements made over the past couple of years.

The developers have submitted rehab costs to date and have submitted receipted bills for \$204,000. These costs were verified by Mr. Robert McGilvray, Chief Rehabilitation Officer. The appraisers were instructed to appraise the parcel in its improved condition.

The appraisers consider the present use of the parcel -- offices and day care center occupied by a single tenant -- to be the highest and best use.

They have considered sales of similar properties and rents of other properties in the area.

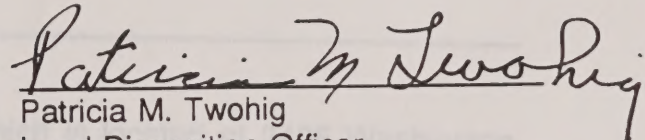
The major difference in the appraisals relates to the vacancy factor.

Mr. Partridge applies a vacancy ratio of 10% for the first floor and 20% for the upper floor. Mr. Rogers applies an overall vacancy of 25%.

Considering the condition of the parcel and the amount of money expended recently on the building, which should insure its viability over the next several years, this review appraiser agrees with Mr. Partridge.

Giving credit to the developer for \$204,000, verified by Mr. McGilvray, would result in a value of \$225,000.

The developer has agreed to this price.


Patricia M. Twohig
Land Disposition Officer

MEMORANDUM**OCTOBER 28, 1993**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, DEPUTY DIRECTOR

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS.
R-24: PARCEL S-30, LOCATED AT 2406 WASHINGTON STREET

SUMMARY: This memorandum requests the final designation of Children's Services of Roxbury, Inc. as redeveloper of 2406 Washington Street in order to continue to occupy the building.

Parcel S-30 contains a two-story brick building which is located at 2406 Washington Street in the Washington Urban Renewal Area, Project No. Mass. R-24.

Children's Services of Roxbury, Inc. (CSR), established in 1975, is a Massachusetts not-for-profit corporation which provides comprehensive social services to children and their families in the Roxbury, North Dorchester, and Mattapan neighborhoods of Boston. Among the services provided are counseling, day care, early intervention programs, substitute care and adoption assistance. CSR was the first licensed Black child welfare agency in Massachusetts. Staffed by a multi-racial, multi-ethnic group of professionals, it has made tremendous contributions to the Roxbury community where services are most needed.

On May 7, 1992, the Boston Redevelopment Authority (BRA) authorized the Director to enter into a Master Lease Agreement with CSR to supersede all other License and Lease Agreements. On May 21, 1992, CSR entered into a Master Lease Agreement with the BRA for a period of three (3) years for the use and occupancy of 2406 Washington Street. CSR currently occupies the entire 11,550 square foot building for its administrative staff and program service providers. CSR has made a considerable amount of improvements to the building over the years. The improvements have been made in accordance with the submitted plans.

The BRA has been notified that CSR is interested in purchasing the 2406 Washington Street building in order to continue to provide quality services which are essential to the well-being of the Roxbury community and the City of Boston.

CSR has agreed to pay to the BRA \$225,000 for the purchase of 2406 Washington Street. The purchase price reflects the amount of improvements made to the building and the BRA Land Disposition Officer concurs with the disposition price.

It is, therefore, recommended that the BRA grant final designation to the CSR or their designee as approved by the Director of the BRA as redeveloper of Parcel S-30 located at 2406 Washington Street in order to continue to occupy the building.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the Resolution of the Boston Redevelopment Authority re: Final Designation of Redeveloper of Parcel S-30, located at 2406 Washington Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

2406 WASHINGTON STREET, RM

BOSTON REDEVELOPMENT AUTHORITY



2406 WASHINGTON STREET RFP

BOSTON REDEVELOPMENT AUTHORITY

